

RESOLUTION 1742

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, SELECTING THE MUNICIPAL CAMPUS SITE LOCATED AT 1155 EAST NORTH BEND WAY, NORTH BEND, WASHINGTON, AS THE PREFERRED LOCATION FOR A NEW CITY HALL

WHEREAS, in determining whether or not to locate a new city hall on certain real property currently improved by an existing public works administration building and shop and by a fire station, it is important to review the history of why this property was originally purchased and the history of each of these improvements to the site; and

WHEREAS, the City of North Bend contracted with Mithun, a Seattle architectural firm, to conduct a number of public meetings and workshops in 1992, 1993 and 1994 to ascertain citizen and Council preference and vision regarding the preferred location for a municipal campus for a city hall, police station, fire station and public works facilities; and

WHEREAS, Mithun then conducted an extensive search of all available properties within the City to locate a “Municipal Campus Site” which would be centrally located for the citizens, outside of the floodplain to facilitate emergency response, provide sufficient property for expansion and be affordable; and

WHEREAS, by the Municipal Campus Site Evaluation and Design Report dated December 7, 1993 and Municipal Facilities Site Analysis dated November 1994 prepared by Mithun (collectively, the Mithun Reports), a preferred site was identified comprised of approximately 9.42 acres located between North Bend Way and Cedar Falls Way immediately east of Maloney Grove Ave. (the “Municipal Complex Site”); and

WHEREAS, Mithun recommended the City consider the following features in connection with construction of a city hall on the Municipal Complex Site:

- City hall should have a strong physical connection to the central business district along North Bend Way with pedestrian orientation;
- Design major car access off SE Cedar Falls; and
- Create a park like “Village Green” which is a traditional feature of many small town city halls.

WHEREAS, the advantages of the Municipal Campus Site were described in the Mithun Reports as:

- Central location within service area;
- Compliance with EMS established response times;
- Access to two major east-west roadways;
- Room for future expansion;
- Minimum site development cost;

- No flooding;
- Within current city limits; and
- Ten inch water main adjacent to property (Note: ULID #6 has now extended sewer to property within North Bend Way also).

WHEREAS, by Real Estate Purchase and Sale Agreement dated March 19, 1992, between the City of North Bend as Buyer and North Bend Auto Parts, Inc, executed by Frank Padavich as Seller, recorded June 6, 1992 in the Office of King County Records, North Bend purchased the Municipal Complex Site for a purchase price of \$475,000 with final payment being made on or about November 1, 2010; and

WHEREAS, at the August 17, 1999 regular North Bend City Council meeting, Council approved awarding the design of the Public Works administration building and shop (Public Works Buildings) to Lawhead Architects in the amount of \$173,028, which was later amended to increase this design contract by \$24,245 on May 15, 2001 by Resolution No. 804, for a total of \$197,273 for design services; and

WHEREAS, by Resolution No. 803, the City Council awarded the lowest qualified bid to Premium Construction for construction of the Public Works Buildings. The total cost (including all hard construction and soft design and other costs) for building the Public Works Buildings was \$3,381,220; and

WHEREAS, on April 19, 2011, the North Bend City Council approved awarding a design contract to TCA Architects to design the Fire Station for the Municipal Campus Site in the amount of \$436,040, which was later increased by change orders in the amount of \$58,627.56 which exceeded the original base contract for a total of \$494,667.56 for design services; and

WHEREAS, at the June 5, 2012, the North Bend City Council awarded a construction contract to Kirtley-Cole Associates, LLC for a new Fire Station on the Municipal Campus Site. Total soft and hard construction costs for the Fire Station when completed was \$5,187,325 and these costs were shared between the City of North Bend and Fire District #38 who the City owns the Fire Station with as tenants in common; and

WHEREAS, at a June 24, 2013 Special City Council Workstudy, a Town Hall meeting was advertised and held to gather public input regarding the preferred location of a civic center. Approximately 68 people attended and the preferred location of a civic center to include a performing arts center was in the historic downtown in order to revitalize some vacant and derelict buildings; and

WHEREAS, Council awarded a contract to Beckwith Consulting on October 7, 2014 to conduct a needs assessment for the civic center in the preferred historic downtown location and the estimated cost to construct a civic center was \$9.8 million without the costs associated with architectural and engineering (soft costs), property acquisition and litigation associated with condemnation; and

WHEREAS, financial estimates to construct a civic center within the historic downtown site including construction costs, soft costs, legal costs, condemnation costs were estimated to be in excess of \$15 million dollars; and

WHEREAS, in 2014 Council adopted Financial Priorities of Government for purposes of allocating limited taxpayer resources in the following order:

1. Public safety;
2. Maintain basic infrastructure (water, sewer, streets, etc.)
3. All remaining governmental services (e.g. parks, municipal buildings, etc.)

WHEREAS, there are many general governmental needs competing for limited tax revenues and Council has determined it is necessary to reduce the scope of the civic center to a city hall and address the most pressing needs of providing a safe working environment for city staff in one location so citizens can conduct business conveniently; and

WHEREAS, on August 16, 2016, the City Council approved First Amendments to Professional Services Agreements with Lawhead Architects and TCA Architects who were retained to prepare schematic designs of a city hall on the Municipal Campus Site for the City Council's review and consideration; and

WHEREAS, on October 25, 2016, a public open house and a regular City Council Meeting was conducted and the architects each presented their various designs were presented to the public and Council which included possible site plans, floor plans and elevations of a city hall; and

WHEREAS, there were additional opportunities for the public to provide comments on the architectural designs during the first two weeks of November 2016 while the architectural exhibits were displayed at City Hall and during another public open house on November 8, 2016;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Preferred Location for City Hall. The preferred location for the North Bend City Hall is on the Municipal Campus Site for the following reasons:

- The City owns the property without any debt;
- A more affordable city hall can be constructed in this location allowing for the use of other tax revenues for higher priority city services such as public safety and maintaining basic government infrastructure;
- The property was purchased for this intended purpose;
- The property is located outside of the flood plain;
- There is access to two major east-west roadways for ingress and egress to facilitate emergency response of police vehicles. The City's police contract employees will use city hall as a police substation;
- There are no "property rights" issues associated with this location which exist whenever a property must be condemned for public use and necessity;

- The property is centrally located within the City of North Bend providing ease of access fairly to all citizens;
- The portion of the property title which remains solely in North Bend's control is approximately 5 acres and this provides significant room for future expansion, if necessary. The planned approximately 10,000 to 12,000 square foot city hall is planned to accommodate any expected growth for the next 20 years;
- The site is flat and already developed with entrances off both North Bend Way and Cedar Falls Way for the Public Works Building so there will be reduced site development costs as compared to condemning and then demolishing historic buildings with possible hazardous materials;
- Utilities are readily available. There is a 10' water main in the street serving the Public Works Building. ULID #6 sewer main is in NBW which the city hall would connect too. Two storm drainage ponds are available to be expanded at either the Public Works Building or Fire Station;
- Construction of city hall in this location will allow improvement of the Tanner Bike Trail along the Municipal Campus Site and completion of a plaza to incorporate the City's Brand Statement of "We are the small town that is creating the premiere outdoor adventure destination in the Puget Sound region";
- Although this location is not located within the boundaries of historic downtown, in the next 20 years, this location will be part of North Bend's Downtown and the design will encourage a strong physical connection and orientation to the central business district along North Bend Way with pedestrian orientation; and
- This property will allow city hall to be oriented to take advantage of views of Mt Si consistent with Council's direction that new construction should be situated on properties and oriented to take advantage of our spectacular views consistent with our citizen's vision statement of wanting to highlight North Bend's "natural beauty".

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF NOVEMBER, 2016.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: November 15, 2016

Posted: November 16, 2016

Susie Oppedal, City Clerk